

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

10 Flint Court, Maffra Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$495,000

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Maffra

Period - From

03/07/2025

to

02/07/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property		Price	Date of sale
1	12a Princess St MAFFRA 3860	\$495,000	11/04/2025
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

03/07/2026 15:07



2 2 2

Property Type: House
Land Size: 818 sqm approx
Agent Comments

Indicative Selling Price
\$495,000
Median House Price
03/07/2025 - 02/07/2026: \$480,000

Comparable Properties

12a Princess St MAFFRA 3860 (VG)

Agent Comments

2 - -

Price: \$495,000
Method: Sale
Date: 11/04/2025
Property Type: House (Res)
Land Size: 377 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.